

BOARD OF COMMISSIONERS REGULAR MEETING

Fogarty Manor

15th Floor – Conference Room

214 Roosevelt Avenue

Pawtucket, RI 02860

Wednesday June 18, 2014 at 5:30 P.M.

1. Meeting called to Order

2. Roll Call

3. Resident and Public Concerns

4. Approval of Minutes from May 21, 2014 Meeting

5. Correspondence

5A. U.S. Department of Housing and Urban Development – Capital Fund Program Amendment to the Consolidated Annual Contributions Contract form HUD-52840-A which provides increased funding under grant number: RI43P00250114 – dated May 13, 2014

5B. Commissioner Raymond Gannon resignation letter dated May 9, 2014

5C. City of Pawtucket, Executive Chamber – Retired Police Chief George L. Kelley, III Appointed to fill the unexpired term of Commissioner Raymond M. Gannon dated

June 2, 2014

6. Report of the Executive Director

• Personnel Contract Log

7. Consent Agenda - Department Reports

- **Housing Management**

- o **PHAS Report**

- **Legal Status Report**

- **Operations**

- **Finance**

- a. **Service Contract Log**

- **Security**

- **Resident Services**

- **Section 8**

8. New Business

8.1 Resolutions

- **Resolution #1061 – Approval of Revised Flat Rent Schedule relative to PIH Notice 2014-12**

8.2 Approvals

- **Approval for RFP renewal for electrical energy contracts**
- **Approval to Project Base Housing Choice Vouchers in connection with PCDC's Residence at Garden Street and the Gately Building Project.**

9. Old Business

10. Executive Session

A. Union Negotiations

- **Approval of Union Negotiations and Possible Ratification of**

one (1) year contract 2/1/2013 – 1/31/2014 with Teamsters Union Local #251

ِ Approval of Union Negotiations and Possible Ratification of two (2) year contract April 1, 2014 – March 31, 2016 with Laborers Local Union No. 1217

B. Approval of Past Executive Session Minutes: May 21, 2014

11. Other Business

12. Adjournment

THERE WILL BE INTERPRETATION SERVICES AVAILABLE AT THE MEETING

The meeting was called to order by Chairperson Kevin Rabbitt at 5:30 P.M. with a motion by Commissioner Carrera and was seconded by Commissioner Legrand.

Upon roll call those present and those absent were as follows:

Present

Kevin Rabbitt, Chairperson

Reinaldo Nieves, Jr., Vice Chairperson

Stella Carrera, Commissioner

Harvey Goulet, Commissioner

Diane Legrand, Commissioner

Robert Ricci, Commissioner Absent

Stephen Vadnais, Executive Director

Maureen McNulty, Executive Secretary

Jim Goff, Deputy Executive Director

James Ruthowski, Director of Security

Roberta Corsini, Director of Operations

Joseph Loconto, Finance Director

John Montalbano, Attorney

Resident and Public Concerns

None

Approval of Minutes

Chairperson Rabbitt asked if anyone had any questions or objections to the minutes of May 21, 2014 meeting.

There were no other questions or objections.

A motion was made to approve the minutes of the May 21, 2014 meeting by Commissioner Carrera and was seconded by Vice Chairperson Nieves.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Absent

Correspondence

Chairperson Rabbitt asked if anyone had any questions or objections to the Correspondence for May 2014. Executive Director Vadnais reviewed item 5A Capital Fund Budget approval, the Commissioner Raymond Gannon resignation and the appointment to the Board of Commissioners of retired Police Chief George L. Kelley, III.

There being no further questions the Correspondence Report was received and placed on file.

Executive Director's Report

Chairperson Rabbitt asked if anyone had any objections or questions to the Executive Director's Report for May 2014. Director Vadnais reviewed his report for the Board. On June 6th the Director met with HUD in Washington, DC to discuss the RAD project. He noted that we were well received and they liked our proposed project for 560 Prospect Street. Also, some good pictures of the 560 Prospect Street development were displayed and we talked about a mixed financing approach. We also asked HUD for a letter so we could present it to funders to apply for bond money. HUD asked us to draft a letter to

the Department of Housing Preservation. We hope to get the Assistant Secretary of HUD to sign the letter. We also hope to get Attorney Megan Glasheen here to explain the financials. Commissioner Goulet inquired about the new parking spots at Fogarty and Mr. Corsini said we were putting in twenty-one. He then asked about the cost and Mr. Corsini, Director of Operations said the company was AIG Engineering and the cost was in the range of \$350K. Commissioner Goulet asked if there was any way of expanding the spaces and Mr. Corsini said possibly three to five more depending on the underground utilities. Director Vadnais said they are being built with the idea of expansion. The back entrance is converting to an accessible ramp on the west side as an entrance. It will give residents with handicap plates more accessibility. It also gives us a service road for emergency access on both sides. There being no questions The Director's report was received and placed on file.

Consent Agenda Department Reports

• Housing Management

Chairperson Kevin Rabbitt asked if there were any questions or objections to the Housing

Management Reports for May 2014. Chairperson Rabbitt asked Mr. Goff if he was still doing inspections on the Kennedy Manor apartment where the fire took place. According to Mr. Goff the police were called to the same apartment by a CNA as she tried to get into the apartment after no response from the resident. The resident said

he was sick and we resolved this issue with a private conference. Chairperson Rabbitt noted the percentage of rent collection increasing except at Galego Court where it went down. Mr. Goff said we need to get back to 98% or more. Residents pay to catch-up and then don't make a current payment.

There were no further questions or objections to the Housing Management report at this time.

o MASS Report

Chairperson Rabbitt asked if there were any questions or objections regarding the May 2014 MASS Report.

There were no further questions or objections to the Housing Management report at this time.

• Legal Status Report

Chairperson Rabbitt asked if there were any questions or objections regarding the Legal Status Reports from Attorney's Montalbano and Cloutier's office for May 2014. Commissioner Carrera questioned the Galego Court report #5 criminal and drug charges. Attorney John Montalbano said there will be a hearing on this tomorrow. She questioned 560 Prospect Street's report #2 and Attorney Montalbano stated this resident is represented by Legal Service. The situation is in process.

There were no further questions regarding the Legal Status Report.

• Operations

Chairperson Rabbitt asked if there were any questions or objections to the Operations Reports for May 2014.

There were no further questions or objections regarding the Operations Report.

- **Finance**

Chairperson Rabbitt asked if there were any questions or objections regarding the Finance Report for May 2014.

There were no further questions or objections regarding the Finance Report.

- o **Service Contract Log**

Chairperson Rabbitt asked if there were any questions or objections regarding the Service Contract Logs for May 2014.

There were no further questions or objections.

- **Security**

Chairperson Rabbitt asked if there were any questions or objections regarding the Security Report for May 2014. Commissioner Goulet acknowledged that there was more activity at Galego Court and 560 Prospect developments but, just different issues. The activity Security Director Ruthowski noted was that the weather is changing and summer is here.

There were no further questions or objections.

- **Resident Services Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the Resident Services Report for May 2014. Commissioner Carrera asked how many summer AmeriCorps Vista's we had. Director Vadnais said we have two this summer and two in the fall. Our current Vistas are here until August. The summer programs are designed by Vista and include a breakfast, lunch and activities on site for this summer.

There were no further questions or objections.

Section 8 Monthly Reports

Chairperson Rabbitt asked if anyone had objections or questions to the Section 8 Monthly Report for May 2014. A Housing Choice Voucher Program report pass/fail was passed out to the Board.

There were no further questions or objections.

There being no additional comments, questions or concerns regarding the Consent Agenda, Chairperson Rabbitt asked that the Consent Agenda for May 2014 be received and placed on file.

New Business

- Resolution #1061 – Approval of Revised Flat Rent Schedule relative to PIH Notice 2014-12**

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Resolution #1061 – Approval of Revised Flat Rent

Schedule relative to PIN Notice 2014-12.

Chairperson Rabbitt asked for a motion to approve Resolution #1061 – Approval of Revised Flat Rent Schedule relative to PIN Notice 2014-12. A motion was made by Commissioner Carrera and was seconded by Vice Chairperson Nieves.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Absent

Approvals – Approval for RFP Renewal for Electrical Energy Contracts

Chairperson Rabbitt asked if anyone had any questions or objections for the Approval for RFP for Renewal for Electrical Energy Contracts. Director of Operations, Robert Corsini asked for approval to extend the contracting of energy consulting services with Best Practices Energy Corporation because we realize a lot of savings with this

company.

Chairperson Rabbitt asked for a motion for RFP Renewal with Best Practices Energy Corporation. A motion was made by Commissioner Carrera and was seconded by Vice Chairperson Nieves to approve a request to extend the contracting of energy consulting services with Best Practices Energy Corporation.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Absent

Approvals – Approval for Project Base Housing Choice Vouchers in Connection with PCDC’s Residences at Gately Building and Garden Street in Pawtucket, RI

Chairperson Rabbitt asked if anyone had any questions or objections for the Approval of Project Base Housing Choice Vouchers in Connection with PCDC’s Residence at 213 Garden Street and the Gately Building 335 Main Street Pawtucket. Director Vadnais is

proposing to place five (5) project based Section 8 units at the Gately Building and six (6) vouchers for Garden Street.

Chairperson Rabbitt asked for a motion to Approve Project Base Housing Choice Vouchers in Connection with PCDC's Residences at Gately Building and Garden Street in Pawtucket, RI

A motion was made by Commissioner Carrera and was seconded by Vice Chairperson Nieves.

Upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Absent

Executive Session: None.

Approval that was passed "out of Executive Session"*

 Approval of Union Negotiations and Possible Ratification of one (1) year contract 2/1/2013 – 1/31/2014 with Teamsters Union Local

#251

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Absent

***Director Vadnais noted this was not voted on in previous meeting.**

Vote to Table items for meeting of August 20, 2104

** Approval of Union Negotiations and Possible Ratification of
two (2) year contract April 1, 2014 – March 31, 2016 with Laborers
Local Union No. 1217**

 Approval of Past Executive Session Minutes: May 21, 2014

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Absent

Old Business

Adjournment:

There being no further business Chairperson Rabbitt made a motion to adjourn the Board of Commissioners June 18, 2014 meeting.

A motion to adjourn the Board of Commissioners June 18, 2014 meeting was made by Vice Chairperson Nieves and seconded by Commissioner Carrera.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Adjournment at 6:15 P.M.